

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

-----x  
905 MOTHER GASTON LLC,

Plaintiff,

**SUMMONS**

-against-

ARIHAY KAIKOV (A/K/A ARKADY KAIKOV),  
AND MOTHER GASTON 905 CORP,

Index No. 2163-18  
Date Filed: 8-28-18

Defendants.

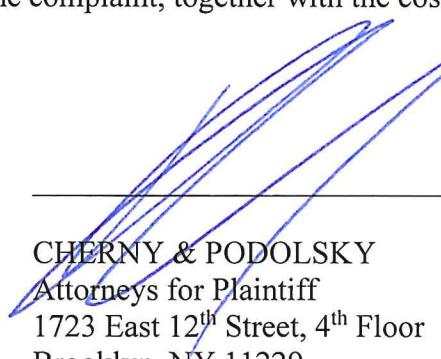
-----x  
The basis of venue is the location of  
real property which is the subject of  
action located at:  
905 Mother Gaston Blvd  
Brooklyn, New York 11212

**TO THE ABOVE NAMED DEFENDANTS:**

**YOU ARE HEREBY SUMMONDED** to answer the verified complaint in this action and to serve a copy of your answer on the Plaintiff's attorneys within 20 days after the service of this summons, exclusive of the day of service of this summons, or within 30 days after service of this summons is complete if this summons is not personally delivered to you within the State of New York.

In case of your failure to answer this summons, a judgment by default will be taken against you for relief demanded in the complaint, together with the costs of this action.

Dated: Brooklyn, New York  
August 10, 2018

  
CHERNY & PODOLSKY  
Attorneys for Plaintiff  
1723 East 12<sup>th</sup> Street, 4<sup>th</sup> Floor  
Brooklyn, NY 11229  
(718) 449-5100

2018 AUG 28 AM 10:45  
Kings County Clerk  
Kings County Clerk  
EXHIBIT 11

RECEIVED

AUG 28 2018

KINGS COUNTY CLERK'S OFFICE

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

-----x  
905 MOTHER GASTON LLC,  
-Plaintiff-

-against-

ARIHAY KAIKOV (A/K/A/ ARKADY KAIKOV),  
And MOTHER GASTON 905 CORP,

**NOTICE OF PENDENCY**

Index No. 2163/18

Date Filed: 8/28/18

Defendants.  
-----x

NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in this Court upon the complaint of the above-named plaintiff, 905 MOTHER GASTON, LLC, against the above-named defendants, ARIHAI KAIKOV (A/K/A ARKADY KAIKOV) and MOTHER GASTON 905 CORP, for a judgment (1) finding 905 MOTHER GASTON LLC a sole and rightful fee owner of the property located at 905 Mother Gaston Boulevard, Brooklyn, NY; (2) impressing a lien as of the date of the commencement of this action upon said premises to assure the performance of the acts and things directed or required by the Court to be done by the defendants; and that the real property affected thereby is real property, which, at the commencement of this action, and at the time of filing of this notice is situated in the City of Brooklyn, County of Kings, State of New York, and is more particularly described in a deed from The City of New York, to 905 MOTHER GASTON LLC, dated July 19th, 2018, recorded in the Kings County Clerk's Office, on August 08, 2018, as follows:

BLOCK: 3868 CRFN: 2018000265253

LOT: 16

The real property affected by this action which is the subject of the above mentioned deed, is more particularly described as follows:

SCHEDULE "A" IS ATTACHED

TO THE CLERK OF THE COUNTY OF KINGS: ..

You are hereby directed to index and file this Notice of Pendency against the block and lot numbers described, and against the designated names appearing below:

ARIHAY KAIKOV (A/K/A/ ARKADY KAIKOV AND MOTHER GASTON  
905 CORP.

Dated: Brooklyn, New York  
August 27, 2018

---

CHERNY & PODOLSKY  
Attorneys for Plaintiff  
1723 East 12<sup>th</sup> Street, 4<sup>th</sup> Floor  
Brooklyn, NY 11229  
(718) 449-5100

TO: Arihay Kaikov  
204 Centre Island Road  
Oyster Bay, NY 11771

Mother Gaston 905 Corp  
C/O Secretary of State

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Mother Gaston Blvd. (formerly Stone Avenue), distant 210 feet southerly from the southeasterly corner of Mother Gaston Blvd and Hegeman Avenue;

RUNNING THENCE easterly parallel with Hegeman Avenue, 100 feet;

THENCE southerly parallel with Mother Gaston Blvd, 25 feet;

THENCE westerly and again parallel parallel with Hegeman Avenue and part of the distance through a party wall, 100 feet to the easterly side of Mother Gaston Blvd;

THENCE northerly along the easterly side of Mother Gaston Blvd., 25 feet to the point or place of BEGINNING. Said Premises being known as 905 Mother Gaston Boulevard, Brooklyn, New York 11212.

Block: 3868

Lot: 16

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

-----x  
905 MOTHER GASTON LLC,  
-Plaintiff  
-against-

ARIHAY KAIKOV (A/K/A/ ARKADY KAIKOV),  
And MOTHER GASTON 905 CORP,

**NOTICE OF PENDENCY**

Index No.

Date Filed: \_\_\_\_\_

Defendants.

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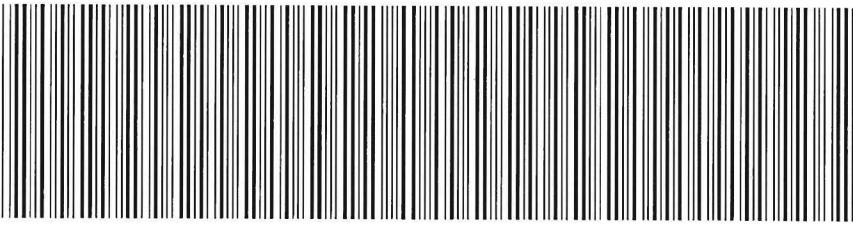
NOTICE IS HEREBY GIVEN that an action has been commenced and is now pending in this Court upon the complaint of the above-named plaintiff, 905 MOTHER GASTON, LLC, against the above-named defendants, ARIHAI KAIKOV (A/K/A ARKADY KAIKOV) and MOTHER GASTON 905 CORP, for a judgment (1) finding 905 MOTHER GASTON LLC a sole and rightful fee owner of the property located at 905 Mother Gaston Boulevard, Brooklyn, NY; (2) impressing a lien as of the date of the commencement of this action upon said premises to assure the performance of the acts and things directed or required by the Court to be done by the defendants; and that the real property affected thereby is real property, which, at the commencement of this action, and at the time of filing of this notice is situated in the City of Brooklyn, County of Kings, State of New York, and is more particularly described in a deed from The City of New York, to 905 MOTHER GASTON LLC, dated July 19th, 2018, recorded in the Kings County Clerk's Office, on August 08, 2018, as follows:

BLOCK: 3868 CRFN: 2018000265253

LOT: 16

The real property affected by this action which is the subject of the above mentioned deed, is more particularly described as follows:

SCHEDULE "A" IS ATTACHED

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER	 2018080900369001002S291F	
<b>SUPPORTING DOCUMENT COVER PAGE</b>		<b>PAGE 1 OF 1</b>
Document ID: 2018080900369001 Document Type: CORRECTION DEED	Document Date: 08-01-2018	Preparation Date: 08-14-2018
<b>ASSOCIATED TAX FORM ID:</b> 2018080100281		
<b>SUPPORTING DOCUMENTS SUBMITTED:</b>		Page Count 2
RP - 5217 REAL PROPERTY TRANSFER REPORT		



**The City of New York  
Department of Environmental Protection  
Bureau of Customer Services  
59-17 Junction Boulevard  
Flushing, NY 11373-5108**

## Customer Registration Form for Water and Sewer Billing

**Property and Owner Information:**

(1) Property receiving service: BOROUGH: BROOKLYN

**BLOCK: 3868**

LOT: 16

(2) Property Address: 905 MOTHER GASTON BLVD, BROOKLYN, NY 11212

(3) Owner's Name: 911 REALTY CORP

**Additional Name:**

## **Affirmation:**

Your water & sewer bills will be sent to the property address shown above.

**Customer Billing Information:**

### **Please Note:**

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit [www.nyc.gov/dep](http://www.nyc.gov/dep) to provide us with the other party's information.

**Owner's Approval:**

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature:

8/1/18 Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

11/18 Date (mm/dd/yyyy)  
by: Khanan Kaikov, President

FOR CITY USE ONLY

C1. County Code  C2. Date Deed Recorded  Month /  Day /  Year

C3. Book  C4. Page

OR

C5. CRFN



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

## PROPERTY INFORMATION

1. Property Location  905 MOTHER GASTON BLVD  BROOKLYN  11212  
STREET NUMBER STREET NAME BOROUGH ZIP CODE2. Buyer Name  911 REALTY CORP  FIRST NAME  
 LAST NAME / COMPANY  FIRST NAME3. Tax Billing Address  Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)  LAST NAME / COMPANY  FIRST NAME  
 STREET NUMBER AND STREET NAME  CITY OR TOWN  STATE  ZIP CODE4. Indicate the number of Assessment Roll parcels transferred on the deed  1 # of Parcels OR  Part of a Parcel  4A. Planning Board Approval - N/A for NYC  
4B. Agricultural District Notice - N/A for NYC5. Deed Property Size  FRONT FEET  X  DEPTH  OR  ACRES  Check the boxes below as they apply:  
6. Ownership Type Is Condominium  7. New Construction on Vacant Land 8. Seller Name  911 REALTY CORP  FIRST NAME  
 LAST NAME / COMPANY  FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:

A <input type="checkbox"/> One Family Residential	C <input type="checkbox"/> Residential Vacant Land	E <input type="checkbox"/> Commercial	G <input type="checkbox"/> Entertainment / Amusement	I <input type="checkbox"/> Industrial
B <input type="checkbox"/> 2 or 3 Family Residential	D <input type="checkbox"/> Non-Residential Vacant Land	F <input checked="" type="checkbox"/> Apartment	H <input type="checkbox"/> Community Service	J <input type="checkbox"/> Public Service

## SALE INFORMATION

10. Sale Contract Date  8 /  1 /  2018  Month Day Year11. Date of Sale / Transfer  8 /  1 /  2018  Month Day Year12. Full Sale Price \$  0 

( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale 

## 14. Check one or more of these conditions as applicable to transfer:

- A  Sale Between Relatives or Former Relatives
- B  Sale Between Related Companies or Partners in Business
- C  One of the Buyers is also a Seller
- D  Buyer or Seller is Government Agency or Lending Institution
- E  Deed Type not Warranty or Bargain and Sale (Specify Below)
- F  Sale of Fractional or Less than Fee Interest (Specify Below)
- G  Significant Change in Property Between Taxable Status and Sale Dates
- H  Sale of Business is Included in Sale Price
- I  Other Unusual Factors Affecting Sale Price (Specify Below)
- J  None

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class  C, 3  16. Total Assessed Value (of all parcels in transfer)  5,454,000 

17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )

BROOKLYN 3868 16

<b>CERTIFICATION</b>		I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.				
 <b>BUYER</b>  BUYER SIGNATURE 204 CENTRE ISLAND		<b>BUYER</b>  DATE 8/1/18		<b>BUYER'S ATTORNEY</b>  LAST NAME  FIRST NAME		
STREET NUMBER OYSTER BAY		STREET NAME (AFTER SALE)  NY		AREA CODE  11771		TELEPHONE NUMBER  <b>SELLER</b>  SELLER SIGNATURE  DATE 8/1/18
CITY OR TOWN		STATE		ZIP CODE		

2018080100281201

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York  
County of Queens SS.:

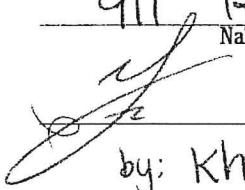
The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at  
905 MOTHER GASTON BLVD

Street Address Unit/Apt.

BROOKLYN New York, 3868 16 (the "Premises");  
Borough Block Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

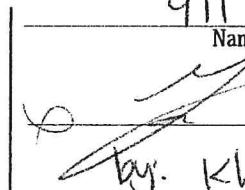
911 Realty Corp.  
Name of Grantor (Type or Print)  
  
Signature of Grantor  
by: Khanan Kaukov, President  
Sworn to before me  
this 1st day of August 2018



KELLEE GRANT  
Notary Public, State of New York  
No. 01GR6300636  
Qualified in Queens County  
Commission Expires 04/07/2018, 2022

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**

911 Realty Corp.  
Name of Grantee (Type or Print)  
  
Signature of Grantee  
by: Khanan Kaukov, President  
Sworn to before me  
this 1st day of August 2018



KELLEE GRANT  
Notary Public, State of New York  
No. 01GR6300636  
Qualified in Queens County  
Commission Expires 04/07/2018, 2022

**STATE OF NEW YORK COUNTY OF KINGS ss.:  
VERIFICATION**

I, 911 REALTY GROUP, being duly sworn deposes and says that: I am the Plaintiff in the within action; I have read the foregoing and I know the contents thereof: the contents of the foregoing are true to my own knowledge, except as to those matters therein stated to be alleged upon information and belief, and as to those matters I believe them to be true.



**KHANAN KAIKOV**

Sworn to before me on the 10<sup>th</sup> day  
of August, 2018

---

Notary Public

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

-----x  
905 MOTHER GASTON LLC,

Plaintiff,

**VERIFIED COMPLAINT**

-against-

Index No.

ARIHAY KAIKOV (A/K/A ARKADY KAIKOV),  
AND MOTHER GASTON 905 CORP,

Defendants.

-----x

The Plaintiffs, by their attorneys, Cherny & Podolsky PLLC, as and for her complaint, respectfully allege, upon information and belief as follows:

**AS AND FOR THE FIRST CAUSE OF ACTION**

1. The Plaintiff, 905 MOTHER GASTON, LLC, is incorporated in a State of New York and doing business in County of Kings.

2. The Defendant, ARIHAY KAIKOV (A/K/A/ ARKADY KAIKOV) is a resident of the County of Suffolk and the State of New York.

3. The Defendant MOTHER GASTON 905, CORP is incorporated in the county of Nassau, State of New York and is doing business in the County of Kings

4. On December 9, 2016, the deed to the property located at 905 Mother Gaston Boulevard, Brooklyn, New York 11212 was transferred to 911 REALTY CORPORATION from ROYAL A&K REALTY GROUP INC., for consideration in the amount of \$50,000.00.

5. ROYAL A&K REALTY GROUP INC is owned by the defendant ARIHAY KAIKOV.

6. The deed was acquired for the purpose of (1) obtaining a short sale, (2) renovating the property, and (3) re-selling the property for a premium.

7. ARKADY KAIKOV, though not a shareholder of 911 REALTY CORPORATION, agreed to stay on as a project manager for compensation in the amount of \$50,000.00, due at the completion of the project.

8. Simultaneously, there was another real estate transaction at a different property located at 406 East 94th Street, Brooklyn, New York 11212, where the plaintiff, KHANAN KAIKOV, was the primary investor, and ARIHAY KAIKOV was the project manager.

9. Toward the end of the transaction, ARIHAY KAIKOV, embezzled or fraudulently stole funds in the amount of over \$650,000.00 from 911 REALTY CORPORATION.

10. When ARIHAY KAIKOV was confronted by the plaintiff in regards to the stolen funds, ARIHAY KAIKOV proceeded to file a fraudulent deed transfer of 905 Mother Gaston Boulevard, Brooklyn, New York 11212.

11. 905 MOTHER GASTON LLC, is the sole fee owner of the property located at 905 Mother Gaston Blvd.

12. Furthermore, 911 REALTY CORPORATION, is solely owned by its only shareholder KHANAN KHAIKOV.

**WHEREFORE**, the Plaintiff demands a judgment

- 1.) Entering a judgment holding the plaintiff as a sole fee owner of the property located at 905 Mother Gaston Blvd, Brooklyn, Ny Block3868 lot 16
- 2.) entering a judgment agaist Defendant Arihay Kaikov for a sum not less than \$650,000.00
- 3.) the costs and disbursements of this action, together with such other and further relief as to this Court may deem just and proper.

Dated: Brooklyn, New York  
August 10, 2018

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CHERNY & PODOLSKY  
Attorneys for Plaintiff  
1723 East 12<sup>th</sup> Street, 4<sup>th</sup> Floor  
Brooklyn, NY 11229  
(718) 449-5100

TO:

**ARIHAY KAIKOV**  
**204 Centre Island**  
**Oyster Bay, NY 11771**

**Mother Gaston 905 Corp**  
**C/O Secretary of State**

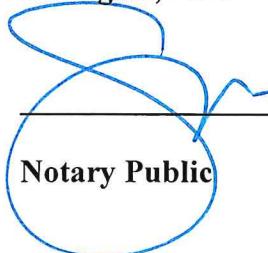
**STATE OF NEW YORK COUNTY OF KINGS ss.:  
VERIFICATION**

I, 905 Mother Gaston LLC, being duly sworn deposes and says that: I am the Plaintiff in the within action; I have read the foregoing and I know the contents thereof: the contents of the foregoing are true to my own knowledge, except as to those matters therein stated to be alleged upon information and belief, and as to those matters I believe them to be true.



**KHANAN KAIKOV**

Sworn to before me on the 20<sup>th</sup> day  
of August, 2018



**Notary Public**

Sandy B. Cruz  
Commissioner of Deeds  
City of New York; No. 4-6750  
Cert. Filed in Kings County  
Commission Expires Dec. 1, 2019.

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF KINGS

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905 MOTHER GASTON LLC,

Plaintiff,

Index No.:

-against-

ARIHAY KAIKOV (A/K/A/ ARKADY KAIKOV),  
AND MOTHER GASTON 905 CORP,  
Defendants.

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**SUMMONS, VERIFIED COMPLAINT AND NOTICE OF PENDENCY**

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CHERNY & PODOLSKY, PLLC  
1723 East 12<sup>th</sup> Street, 4<sup>th</sup> Floor  
Brooklyn, New York 11229  
(718) 449-5100